

519 Ecclesall Road |
Sheffield | S11 8PR

Prime Restaurant Unit | To Let |
On the Instructions of Loungers



Key features

- Amaro Lounge
- Prime position
- Fully fitted unit
- 3,500 Sq.ft over two levels
- External seating area



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Location

Ecclesall Road (A625), offers a three mile stretch of restaurants, coffee houses, pubs, bars and shops, one mile South West of Sheffield city centre.

It is a foodies heaven, serving cuisine from across the entire globe and as a result, is regarded as one of Sheffield's prime leisure destinations.

Intermingled with very familiar brands, there is also a wealth of unique independent businesses.

There is on street parking in front of the property as well as further provision on adjoining side streets.

Accommodation

The premises are arranged on ground and basement floors, comprising the following approximate areas:

Ground floor | 173.37 Sq.m | 1,877 Sq.ft

Basement | 90.58 Sq.m | 975 Sq.ft

The premises benefit from an external seating area of 112 Sq.ft.

A significant WC block is located to the rear of the ground floor restaurant comprising 505 Sq. ft.

It would be possible for a new occupier to relocate the WC facilities to the basement level (subject to a disabled provision), providing an increased ground floor area of 2,400 Sq.ft.

The premises benefit from rear servicing.

Description

The Amaro Lounge is prominently located in a prime trading location on Ecclesall Road, occupying an extremely attractive building, with an extensive window frontage.

Nearby restaurant operators include Nando's, Pizza Express, Zapp and Nonna's.

Specification

The restaurant is fitted to a very high standard including extensive seating and bar accommodation. Dumbwaiters/lifts link the ground floor to comprehensive kitchen and storage facilities in the basement.

Planning

The premises are understood to benefit from A1, A3 and A4 planning consent. Under the changes to the Use Class Order (effective 1 September 2020), we understand that the premises now benefit from an E Class planning consent.

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Lease

The premises are held on a lease for a term expiring on 28 September 2031, at a current rental of £75,000 per annum exclusive of rates, service charge, VAT and other outgoings.

Rates

The VOA website shows that the Rateable Value from April 2024 will be £66,500. The rates payable will be £34,048, but interested parties are asked to confirm with the Local Charging Authority, Sheffield City Council - 0114 273 4567.

EPC

Further details available upon request. D 85.

Legal costs

Each party is to be responsible for their own legal costs incurred in this transaction.



VIEWINGS - Strictly by appointment

Contact

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- Corporate structure and ownership details
- Identification and verification of ultimate beneficial owners
- Satisfactory proof of the source of funds for the Buyers/Funders/Lessee

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